

---

## Kipper 138kV Substation

### **Purpose:**

UNSE proposes to construct a 138kV substation (the “Kipper Substation”) on Kipper Street, Rio Rico, on approximately 5.18 acres within the Sub South Industrial Park Expansion; Lot 4A (Parcel 140-02-036A). The project site is located within Sub Rio Rico South Industrial Park Extension, Lot 4A and consists of approximately 5.18 Acres (225, 641 Sq.Ft). Access to the subject parcel is via an ingress/egress easement off Kipper Street in Rio Rico, approximately 400 feet northwesterly of Avenida Acaponeta.

The Proposed Location is currently vacant and is zoned M-1 Light Industrial. Per Article 9, Section 9339 of the Santa Cruz County Code, Electrical substations require a Conditional Use Permit within the stated zoning designation.

The proposed Kipper substation will connect to an existing 138 kV transmission line and house transformers and other equipment to convert voltages from transmission levels to distribution levels to deliver reliable energy to a significant portion of Sonoita Substation Transformer T2 and several Sonoita feeders were overloaded in 2021. To temporarily address this issue, UNSE acquired and installed a mobile substation with two feeder circuits adjacent to the Sonoita Substation. The load was then transferred off both Sonoita T1 and Sonoita T2 with the two mobile substation feeders, assuming all Sonoita C-6203 and C-6206 feeder loads. This solved immediate load concerns but tied up a mobile substation until additional permanent capacity can be brought online. The installation and commissioning of the Kipper Street substation is a permanent solution and will allow the removal of the Rio Rico mobile substation and meet the needs of the community. The proposed substation will be enclosed with a 12-foot CMU wall.

### **Requested Approvals:**

UNSE requests conditional use approval for the construction of the Kipper Substation. Substation equipment and structures are highly specialized and designed in accordance with the design and safety requirements of the National Electric Code (“NEC”) and National Electric Safety Code (“NESC”), as applicable. Typical structure height is in the range of 60 to 85 feet and enclosures may be up to 35-45 ft pending final equipment design. All final heights shall meet or exceed NEC and NESC requirements.

### **Site Condition:**

TEP acquired Lot 4 of the Sub South Industrial Park Expansion in 2022. The original site consisted of 6.62 acres, the property was subsequently split into 2 parcels (140-02-036A and 140-02-036B). The new parcels were 5.18 and 1.42 acres respectively. TEP retained ownership 140-02-036A, and 140-02-036B was acquired by Buckeye Land Investments.

The Sub South Industrial Park is zoned M-1, Light Industrial, and encompasses the northern, western, and southern boundaries of the site. The adjacent properties are currently developed and house a variety of industrial uses. The eastern edge of the property borders a portion of the Luis Maria Baca Float No. 3 Land Grant. The nearest residential property is approximately a quarter mile away, west of I-19. The closest property on the eastern side of I-19 is approximately .45 miles from the site.

Recent photographs of current conditions for the proposed project are provided on pages 3-8.

**Planned Development Activities:**

After the CUP is approved, a development plan and application for the Technical Advisory Committee (TAC) will be prepared and submitted to the County. All proposed construction will take place inside the fenced in finished pad.

**List the adjoining property owners within a 300ft radius by name and address**

1. BUCKEYE LAND INVESTMENTS INC, PO BOX 970, NOGALES AZ 85628
  - a. Parcel 140-02-036B
  - b. Parcel 140-02-012
2. KIPPER STREET PROPERTIES LLC, PO BOX 7089, RIO RICO AZ 85648
  - a. Parcel 140-02-037
  - b. Parcel 140-02-009
  - c. Parcel 140-02-010
3. SLACK CHARLES & ELIZABETH, REVOCABLE TRUST, 1575 WEST LAUREL AVE, GILBERT AZ 85233
  - a. Parcel 140-02-011
4. ACACIA LAND & STORAGE LLC, 1350 N INDUSTRIAL PARK DE, NOGALES AZ 85621
  - a. Parcel 140-02-041A
5. NOGALES TEXAS PROPERTIES, LLC,
  - a. 140-02-041B
6. WESTERN INVESTMENTS GROUP INC, PO BOX 4737, RIO RICO AZ 85648
  - a. Parcel 140-02-015
7. GROWER ALLIANCE PROPERTIES LLC, PO BOX 4404, RIO RICO AZ 85648

**Existing Conditions Photos:**

**KEY MAP**



1. Southwest corner of property, looking northeasterly onto the subject property.



2. Southwest corner of property, looking west across property towards parcel 140-02-036B and 140-02-012 owned by Buckeye Land Investments, Inc.



3. Southwest corner, looking Southeasterly across southern parcel boundary offsite to parcels 140-02-041A owned by Acacia Land and Storage and 140-02-041B owned by Nogales Texas Properties, LLC.





4. Southeast corner of property along eastern property line, adjacent to drainage looking south towards parcels 140-02-041A and 140-02-041B.



5. Southeast corner of site looking North along property boundary. Left of fence is subject property, right is the Luis Maria Baca Float No. 3 Land Grant (Baca Float).



6. Southeast corner of the site, looking northwesterly onto subject parcel.



7. Northeast corner of site, looking offsite north towards Baca Float.





8. Northeast corner of parcel, looking north offsite to parcel 140-02-037 owned by Kipper Street Properties, LLC.



9. Northeast corner of parcel, looking west offsite towards parcel 140-02-037 owned by Kipper Street Properties, LLC.



10. Northeast corner looking across subject property to the southwest.



11. Northwest corner looking southeast across subject property.

